

COUNTY OF YORK

MEMORANDUM

DATE: February 14, 2002 (BOS Mtg. 3/5/02)

TO: York County Board of Supervisors

FROM: James O. McReynolds, County Administrator

SUBJECT: Minor Modification – Application No. UP 573-01, Stor Moore Facility, Wolftrap Road

Issue

Mr. Dale Moore, the developer of the Stor Moore mini-warehouse facility on Wolftrap Road (now under construction), has submitted the attached letter requesting authorization to modify the perimeter fence location depicted on the concept plan referenced in the Special Use Permit approval resolution. That sketch plan, a copy of which is attached, depicted the front of the complex being enclosed by a decorative, wrought iron style security fence/gate. The applicant's revised proposal is to shift the location of the fence/gate inward on the project site in order to provide additional vehicle stacking distance in the driveway. As a consequence of relocating the gate, the bay doors of three of the storage units would be located outside the fence. Mr. Moore proposes to install an earthen berm to help screen the view of these doors from vehicles traveling on Wolftrap Road.

Considerations

1. The development layout has been adjusted somewhat during the site plan engineering stage in order to accommodate stormwater management requirements and other design issues. These adjustments in the layout were approved administratively by the Zoning Administrator in accordance with the terms of the Special Use Permit amendment procedures set out in Section 24.1-115(d)(1) of the Zoning Ordinance. The adjustments were deemed to meet the non-material and insignificant tests for administrative approval since the inward facing doors and perimeter fence aspects of the project were being maintained.
2. The modification now being proposed by Mr. Moore is not considered eligible for this administrative approval process because, in staff's opinion, it would represent a deviation from the originally proposed concept calling for all the storage unit bay doors to be within the project's interior (defined by the side or backs of the units and the perimeter fence). Approval of such a modification, in staff's opinion, will require consideration by the Board under the "minor amendment" procedures set out in Section 24.1-(d)(2) of the Zoning Ordinance. These provisions allow the Board to approve minor amendments/modifications by resolution without public hearing and without referral to the Planning Commission when the following criteria can be met:

- There will a cumulative total increase of less than 25% in lot coverage or floor area;
 - There will be no detrimental impact on adjacent property caused by significant change in the appearance or use of the property;
 - Nothing in the special use permit [approval] precludes or limits the [modification]; and
 - The proposal is consistent with the Zoning Ordinance and Comprehensive Plan.
3. Under the original conceptual plan referenced in the Special Use Permit approval (R01-65R), one bank of six bay doors would have been located so as to be visible to traffic westbound on Wolftrap Road, but located inside the perimeter fence. The site layout has now been rearranged to meet stormwater and entrance design standards, and a six-unit structure will be situated so that three of its bay doors will be oriented toward traffic eastbound on Wolftrap Road. In accordance with the original concept plan and the use permit conditions, staff's position during site plan review has been that the perimeter fence/gate must enclose these units.
4. As shown on the approved site plan, the perimeter fence/entrance gate will be located approximately 70 feet from the edge of the eastbound travel lane on Wolftrap Road and approximately 45 feet from the front property line. The site driveway is served by a right-turn lane along Wolftrap Road, which Mr. Moore is constructing as part of the project. Mr. Moore is concerned that the approved gate location will not be sufficient to allow vehicles waiting to enter the facility to "stack" in the driveway and turning lane without impeding traffic flow on Wolftrap Road. As a result, he has proposed that the entrance gate (an automated, key-card gate) be shifted back into the site an additional 30 feet. Doing so would cause three of the storage unit bay doors to be outside the perimeter fence. To help screen direct views of these bay doors, Mr. Moore has proposed the installation of a landscaped berm on the west side of the entrance drive. The relocated gate would provide a vehicle stacking depth of 100 feet from the eastbound travel lane on Wolftrap Road.

Conclusions/Recommendation

Staff understands and commends Mr. Moore's desire to avoid traffic safety impacts on Wolftrap Road. However, it should be noted that the location depicted on the approved site plan was deemed appropriate by VDOT staff during the course of the site plan review and, given the relatively low traffic generation characteristic of facilities such as this, as the presence of a dedicated right-turn lane on Wolftrap Road, staff does not believe the existing location will create traffic safety issues. In short, while the proposed location would improve the margin of safety, staff does not believe it is essential to do so. Therefore, staff looks at this request as basically a site design and appearance issue related to the location of the unit bay doors. The original concept plan approval granted by the

Board indicated that all the bay doors would be inside the perimeter fence, and I do not believe there is compelling reason to change that position.

However, should the Board be inclined to approve the applicant's request, I recommend that the approval be conditioned on the landscaped berm proposed by the applicant being extended an additional 30 feet closer to Wolftrap Road so as to provide additional screening of the three bay doors that will be outside the gate. Proposed Resolution R02-49 would approve the applicant's request for a minor modification subject to this proposed condition.

Carter/3337:jmc

Attachments

- Original Concept Plan submitted w/ SUP application
- Original Project Rendering
- Letter dated February 5, 2002 from Mr. Moore explaining request and including a site plan mark-up depicting desired gate location
- Proposed Resolution R02-49